

FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Assessor's Number USGS Quad Area(s) Form Number

18-101

ORLEANS

EAS.674

Town/City: Town of Eastham

Place: (*neighborhood or village*): South Eastham

Photograph



Address: 1600 State Highway

Historic Name: Seth & Rebecca Paine House

Uses: Present: two-family residence

Original: single-family residence

Date of Construction: ca. 1830

Source: deeds, visual analysis

Style/Form: Greek Revival

Architect/Builder: unknown

Exterior Material:

Foundation: stone

Wall/Trim: wood clapboard & wood
shingle/wood

Roof: asphalt shingle

Outbuildings/Secondary Structures: shed

Major Alterations (*with dates*): large addition to east,
connected to main house via hyphen

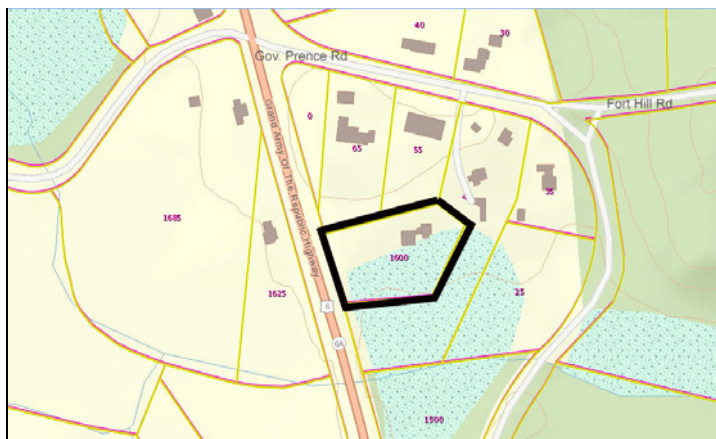
Condition:

Moved: no ☐ yes ☐ **Date:**

Acreage:

Setting: The subject property is located in the area between the Governor Prence Road loop east and off of State Highway. A mix of land uses surround the property—across State Highway and to the east are single family residences, a small cottage colony and a church lie to the north and northeast, and a two-family dwelling is on the adjoining lot to the north. Wetland covers the southern portion of the lot.

Locus Map (north at top)



Recorded by: Larson Fisher Associates, Inc. with Kathryn Grover

Organization: Eastham Historical Commission

Date: May 2013

INVENTORY FORM B CONTINUATION SHEET

EASTHAM

1600 STATE HIGHWAY

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

EAS.674

☐ Recommended for listing in the National Register of Historic Places.

ARCHITECTURAL DESCRIPTION:

The original section of the house on this property has a gable roof, four-bay front facade, which is oriented to the south, and three-bay left side. A brick interior chimney is close to the right (east) side of the house. Its form and at least one detail characteristic—a pedimented door surround with pilasters suggests that it was constructed in the Greek Revival style, which would date it to c. 1830; however, a careful inspection of its interior finishes and construction details would be required to substantiate this or earlier date. The space between the eaves and top of the windows suggest there may have been a substantial cornice at one time, which would increase the Greek Revival appearance. Today the entire front facade is clad with wood clapboard siding and sides of the building have wood shingle siding. Windows on the front facade are six-over-nine sash; those on the upper levels are six-over-six. All look like they could be original. A recessed ell off the right side of the house may have been an early service wing which was expanded to accommodate a one-bedroom studio apartment.¹ However, it has received a larger addition built on a slab off the east side of this ell much more recently, sometime after 1985 or 1988, based on the building's footprint on the Assessor's card and aerial photos of the property. Evidently the house was converted to a two-family dwelling around that time. A wood deck wraps around three sides of the house.

A shed is located southwest of the house close to the State Highway right-of-way. It has a front gable roof, with cupola and weather vane and has board and batten siding. A long driveway off State Highway is constructed of crushed shells and leads to a double parking pad to the left (west) of the house and extends along the south side of the house as well. There are several mature evergreen trees and shrubs which serve to buffer the house from State Highway and public views.

HISTORICAL NARRATIVE

Eastham assessors' records date the house at 1600 State Highway to 1766, but as noted above, its architectural expression is evidence of a much later date—c. 1830. The subject property shares its history of ownership with three properties on Governor Prentice Road (#s 30, 35, and 45) that were all once part of the Elkanah Knowles Paine estate, inherited by his son Thomas Knowles Paine and referred to in deeds as the "Thomas K. Paine estate." The Paine family descended from early Eastham settler Thomas Paine, who died in town in 1640. Because early maps are nonexistent, the language of early deeds so general, and street numbers nonexistent until relatively recent years, it is impossible to determine from them alone who might originally have built the house and who occupied it in its earliest years. If the construction date provided by the town is correct, evidence from deeds suggests that 1600 State Highway may have been the homestead of Isaac Paine (1738-1810), Elkanah's grandfather.² Isaac Paine was the son of Joshua and Phebe Snow Paine and married Abigail Snow of Eastham in 1762. He may have had this house built around. Both he and his son Ebenezer Paine (1765-1845) are shown with dwellings in the 1798 Direct Tax schedules for Eastham.

Isaac and Abigail Snow Paine had seven children, Ebenezer being the eldest son; it has not been determined who among them may have occupied the 1600 State Highway house after Isaac's death in 1810. The 1820 census shows his widow Phebe in a household, with two other females; she is enumerated just before her son Ebenezer's household. The 1830 census shows Ebenezer Paine and Joshua Paine in consecutive households. One genealogy states that the home of Isaac Paine's father Joshua had descended to a later Joshua Paine, probably Ebenezer's son of that name (1799-1878). No other Paines are enumerated as householders in that census, though the family owned this property until the mid-1940s.

The 1840 census enumerates four Paines in this neighborhood—Ebenezer and three of his sons, namely Joshua (1799-1878), Seth (1803-67), and Elkanah Knowles Paine (1806-84). In 1832 Elkanah Paine married Mehitable P. Knowles, and he appears to have built the house at 35 Governor Prentice Road about 1840 and to have moved there. Thus it may have been Seth Paine who occupied 1600 State Highway. The 1850 census enumerates the Joshua and Elkanah Paine households consecutively and that of Seth three households later; Seth was a forty-six-year-old farmer with \$1331 in real property living with his wife Rebecca Knowles Paine, whom he married in 1830, and their children Elijah and William (eighteen and sixteen years old, respectively, and then both at sea), Lucy, Ruth, Rebecca, Abba, and Mercy; youngest child Seth Abbott Paine was born in October of that year.

Seth Paine died in 1867, and his widow Rebecca died in Eastham in 1882, though she has not been located in the 1870 or 1880 censuses for the town. To whom the house passed within the family is not known, but it and the Governor Prentice Road properties descended through Elkanah K. Paine's family, specifically to his son Thomas Knowles Paine (1833-1919), a mariner and later, like his father, a master carpenter. In 1857 Thomas K. Paine married his uncle Joshua's daughter Deborah Sherman Paine (1835-1913). The 1860 census shows the families of Elkanah and his son Thomas in consecutive households, though Thomas K. Knowles is also shown as a master carpenter born in Eastham and living in the Boston boardinghouse of a Henry Paine, probably a relative; twelve of Henry Paine's fifteen boarders were natives of Cape Cod towns.

¹ Town of Eastham records, "As Built" sewage plan submitted to the Eastham Board of Health, has three dates: 1985; April 15, 1987, and June 29, 1988. It shows the siting of the house on the property and its footprint. See detail of plan, below.

² Samuel Snow, administrator estate Joseph Snow, to Ebenezer Paine, 22 February 1830, BCD 5:118.

INVENTORY FORM B CONTINUATION SHEET

EASTHAM

1600 STATE HIGHWAY

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

EAS.674

The 1870 census shows Thomas K. Paine as a fisherman and lists him next to his parents' household; Elkanah Paine is here listed as a carpenter with \$1307 in real property, while Thomas is shown with no real property. The 1880 census shows the two families again in consecutive households. By that year Thomas was the keeper of Billingsgate lighthouse, on Billingsgate Island in Cape Cod Bay in Wellfleet. He held that position for sixteen years, according to one 1890 county history, which added that since 1884 "has been a farmer, occupying the homestead of his father" and had been an Eastham selectman for five years.³

Elkanah Paine died in 1884, and by 1900 his widow had moved to Brookline, where he died at the age of ninety in that same year. After their father's death the Paine children deeded their interest in his real property in Eastham to their mother, and in 1887 Mehitable Paine transferred ownership to that property to her son Thomas.

The 1900 and 1910 censuses show Thomas K. Paine and his family in the same neighborhood; Paine is shown in both enumerations as a farmer, and the couple shared the house with their daughter Ruth Eleanor, born in 1858. Neither census lists street names. The couple's other child, Edwin Clement Paine (1859-1933) had moved to Prescott, Arizona, by 1885, the year he married Marcia Anna Wing. Deborah Paine died in 1913, and her husband Thomas died in 1919. The 30 Governor Prence Road house then appears to have become a summer residence for parts of the Paine family. The 1929 Eastham directory shows Mrs. Isaac Paine as a summer resident on King's Highway; she was Alice A. Krogman Paine, the third wife of Thomas K. Paine's youngest brother Isaac, who had been a tinsmith and plumber in the Boston suburb of Brookline since the late 1880s.

Tax records for 1926 and 1931 show "Edward" Paine of Prescott, Arizona, as owner of a 1.5-acre homestead lot with a house valued at \$1380, a barn at \$300, a woodhouse and garage at \$115, a poultry house at \$45, and a water system at \$100. He owned nearly 37 acres in other Eastham parcels as well. Why he was not taxed on other houses that deeds indicate belonged to the family at that time is unclear. Edwin Clement Paine died in 1933, and in 1946 his heirs deeded all of their late father's Eastham property to Morris F. Payne of Oakland, California, whose relation if any to the Eastham and Prescott Paines is unclear.⁵ According to the 1940 census Morris F. Payne was born in 1918 in Montana and had lived in near Prescott in 1935; he worked as a factory electrician. Payne owned what was then a three-acre homestead property with its buildings for only two years. In 1948 he deeded the three-acre homestead parcel and an adjacent 4.3-acre lot, together "known as the Thomas K. Paine estate and being 'the Eastham homestead,'" to Clayton O. Horton, Eastham native and builder.⁶ Tax records for 1954 show the 30 Governor Prence Road property as six acres, with the house valued at \$3500 and a garage; no barn or poultry house are listed, nor are any other houses.

Born in 1901, Clayton Horton was the son of Osgood W. and Betsey Knowles Horton, both Eastham natives. His father died in 1912 and his mother probably about 1920. After he graduated Orleans High School in 1918 Clayton joined the National Guard and served during the 1919 Boston police strike. Discharged for being underage, Horton returned to Eastham and began working as a surfman (life guard) in the Coast Guard under Captain Abbott H. Walker; he soon became the cook at the Eastham life-saving station. Clayton Horton then turned to construction and began his own business about 1928, when he married Eastham native Virginia Nickerson. He was a building contractor in Eastham for forty-five years, ran a grocery store and roadside stand in North Eastham, and built, owned, and operated what were once known as Crest Hill Cottages.⁷ It is not clear which house Horton lived in on Governor Prence Road, though by 1962 deeds list the street as his home address; it seems likely that he was living in the house at 30 Governor Prence Road.

In August 1948, two months after he acquired it, Horton subdivided the Paine estate, and in April 1972 he sold 1600 State Highway and another lot in the subdivision to Arthur R. and Barbara J. Hall of North Eastham. They sold it two years later, and the house changed hands often afterward. Current owners Stephen R. and Marnie H. Collea of Trophy Club, Texas, acquired 1600 State Highway in 2010.⁸

BIBLIOGRAPHY and/or REFERENCES

Barnstable County Registry of Deeds. Deeds and Subdivision Maps.

Deyo, Simeon L., ed. *History of Barnstable County, Massachusetts, 1620-1890*. New York: H. W. Blake, 1890.

Dudley, Dean (1823-1906). *Historical Sketches of the Towns and Cities of Plymouth and Barnstable Counties, Mass.* Wakefield, MA: Dean Dudley, 1873.

Town of Eastham Tax Commitment Books. 1902-57.

Freeman, Frederick (1799-1883). *The History of Cape Cod: The Annals of Barnstable County and of its Several Towns, Including the District of Mashpee*. 2 vols. Boston : Printed for the author by Geo C. Rand & Avery, 1860-1862.

Kittredge, Henry C. *Cape Cod: Its People and Their History*. 1930. Reprint. Orleans, MA: Parnassus Imprints, 1968.

³ Simeon L. Deyo, ed., *History of Barnstable County, Massachusetts, 1620-1890* (New York: H. W. Blake, 1890), 742.

⁴ Thomas K. Paine and Mary K. Paine, Eastham; Isaac Paine and Henry K. Paine, Brookline; E. Dexter Payne, Yarmouth, to Mehitable P. Paine, 18 September 1884, BCD 161:75; : Mehitable P. Paine to Thomas K. Paine, 2 May 1887, BCD 163:378.

⁵ Marcia M. Payne Fitch, Dora P. Payne, Doris L. Payne, Sherman R. Payne, and Douglas P. Todd, Prescott AZ, to Morris F. Payne, Oakland CA, 19 March 1946, BCD 673:495.

⁶ Morris F. Payne, Oakland CA, to Clayton O. Horton, 30 June 1948, BCP 699:460.

⁷ Clayton Horton, interview with Vivian Andrist, 28 September 1981, Eastham Historical Society; "Clayton O. Horton, 94," *Cape Cod Times*, 21 March 1996.

⁸ Clayton O. Horton to Arthur R. and Barbara J. Hall, North Eastham, 24 April 1972, BCD 1637:249; First Horizon Home Loans to Stephen R. and Marnie H. Collea, Trophy Club TX, 18 January 2010, BCD 24482. See "Plan of Land in Eastham, Mass., Property of Clayton O. Horton," August 1948, BCP 168:23.

INVENTORY FORM B CONTINUATION SHEET

EASTHAM

1600 STATE HIGHWAY

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

EAS.674

-
- Lowe, Alice Albert. *Nauset on Cape Cod: A History of Eastham*. Falmouth, MA: Eastham Historical Society. 1968.
Massachusetts Department of Conservation, Cape Cod Commission, and Boston University. *Heritage Landscape Inventory Report: Eastham, Massachusetts*. Massachusetts Heritage Landscape Inventory Program, December 2010.
Massachusetts Historical Commission. "Reconnaissance Survey Report: Eastham." Typescript, Massachusetts Historical Commission, Boston, 1984.
McKenzie, Matthew. *Clearing the Coastline: The Nineteenth-Century Ecological and Cultural Transformation of Cape Cod*. Hanover, NH, and London: University Press of New England, 2010.
Pratt, Enoch. *A Comprehensive History, Ecclesiastical and Civil of Eastham, Wellfleet and Orleans, County of Barnstable, Mass., from 1644-1844*. Yarmouth, MA: W. S. Fisher and Company, 1844.
Thompson, Elroy Sherman. *History of Plymouth, Norfolk and Barnstable Counties, Massachusetts*. 3 vols. New York: Lewis Historical Publishing Company, 1928.
Trayser, Donald G. *Eastham, Massachusetts, 1651-1951: Eastham's Three Centuries*. Lexington, MA: Hancock Press for Eastham Tercentenary Committee, 1951.

MAPS

- Walling, Henry F. *Map of the Counties of Barnstable, Dukes and Nantucket Massachusetts Based upon the Trigonometrical Survey of the State*. New York: D. R. Smith and Co., 1858.
Official Topographical Atlas of Massachusetts Compiled and Corrected by H. F. Walling and O. W. Gray. Boston: Stedman, Brown and Lyon, 1871.
Atlas of Barnstable County, Massachusetts. Boston: George H. Walker and Co., 1880.
Atlas of Massachusetts from Topographical Surveys Made in Co-operation by the United States Geological Survey and the Commissioners of the Commonwealth 1884-1888. Boston: Commissioners of the Commonwealth, 1890.
Atlas of Barnstable County, Massachusetts . . . from Official Plans and Actual Surveys. Boston: Walker Lithograph and Publishing Co., 1905, 1910.

INVENTORY FORM B CONTINUATION SHEET

EASTHAM

1600 STATE HIGHWAY

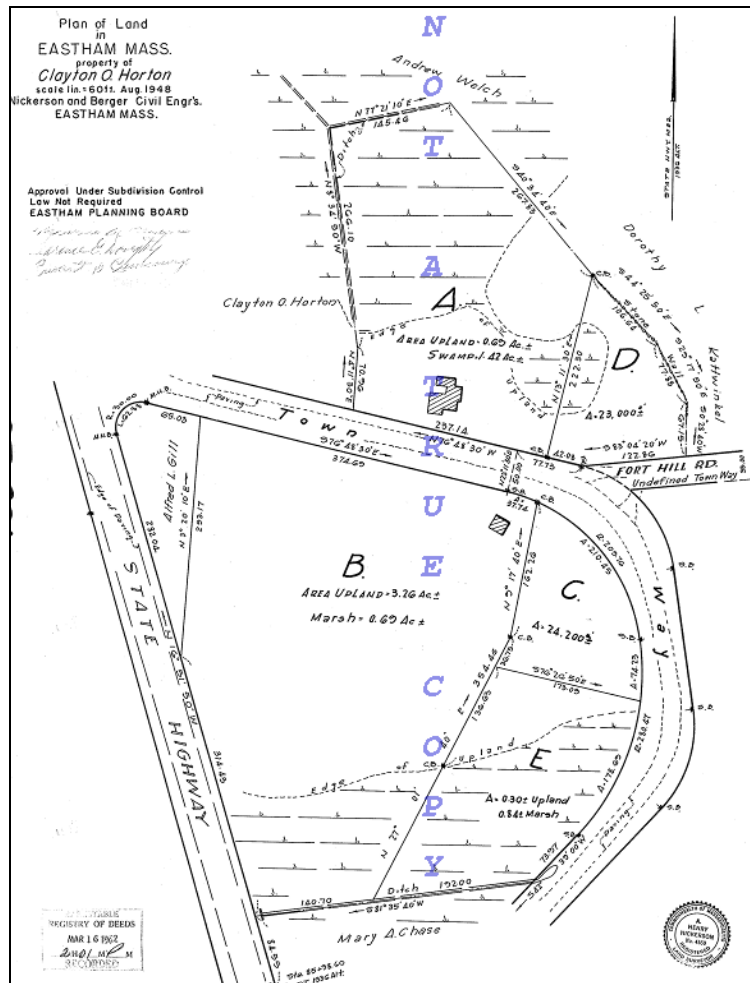
MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

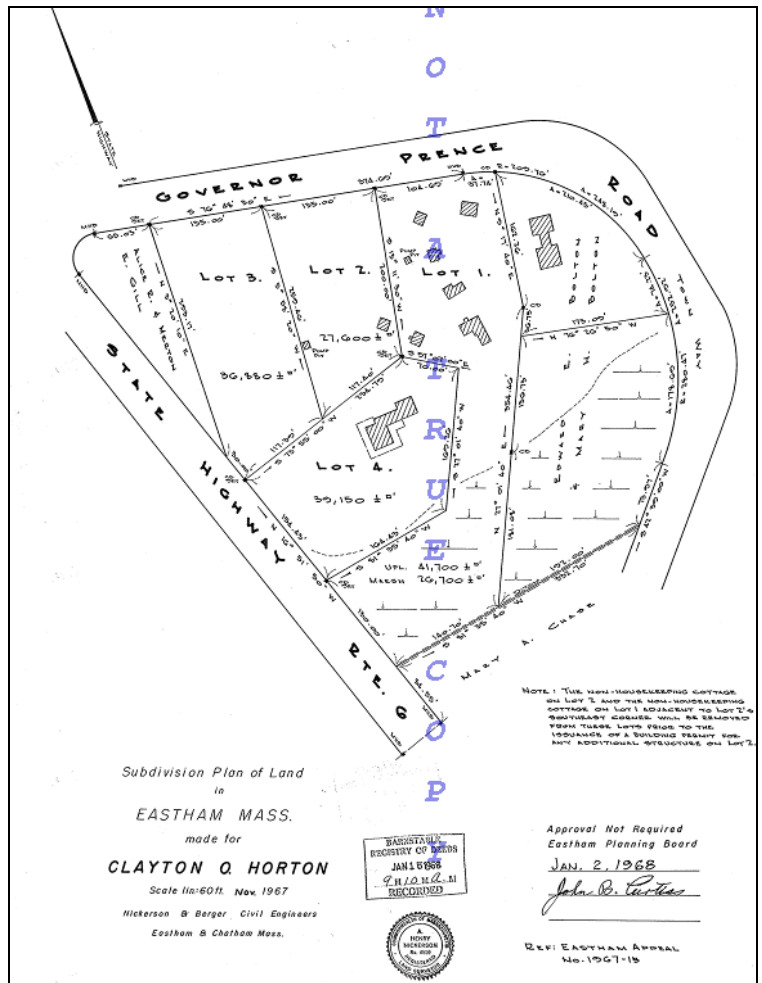
Area(s) Form No.

EAS.674

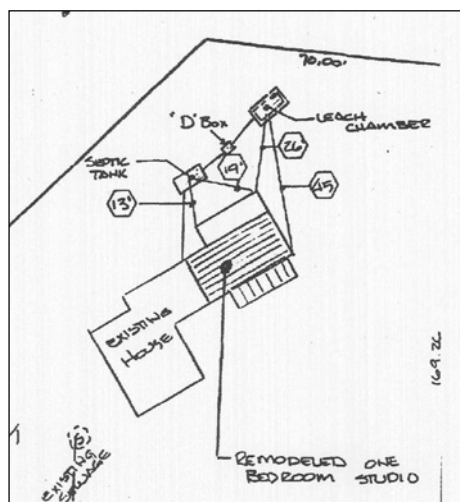
SUPPLEMENTARY IMAGES



The Horton subdivision of 1948 (BCP 168:23) shows 1600 State Highway as part of Parcel B—but without any building.



The Horton subdivision of 1967 (BCP 216:149); 1600 State Highway is Lot 4.



An "As Built" sewage plan depicts the house in the mid-1980s without the current expanded right side wing or three-sided deck.

PHOTOGRAPHS

(credit Larson Fisher Associates, 2012-2013 unless otherwise noted)

INVENTORY FORM B CONTINUATION SHEET

EASTHAM

1600 STATE HIGHWAY

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

| | |
|--|---------|
| | EAS.674 |
|--|---------|



View from west.



Aerial view from east (photo courtesy of Bing Maps online).